101.0	0005	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	820,600	/	820,600
USE VALUE:	820,600	/	820,600
ASSESSED:	820,600	/	820,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACDONALD MARK J/ETAL
Owner 2:	MACDONALD ANNE MARIE
Owner 3:	
Street 1:	43 GREELEY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,330 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Vinyl Exterior and 2204 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7330.000	372,700		447,900	820,600
Total Card	0.168	372,700		447,900	820,600
Total Parcel	0.168	372,700		447,900	820,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.27 | /Parcel: 372.2

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
65253			08/08/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 101.0-0005-0014.0

!8102!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	372,700	0	7,330.	447,900	820,600	820,600	Year End Roll	12/18/2019
2019	101	FV	284,100	0	7,330.	454,300	738,400	738,400	Year End Roll	1/3/2019
2018	101	FV	277,200	0	7,330.	339,100	616,300	616,300	Year End Roll	12/20/2017
2017	101	FV	277,200	0	7,330.	307,200	584,400	584,400	Year End Roll	1/3/2017
2016	101	FV	277,200	0	7,330.	294,400	571,600	571,600	Year End	1/4/2016
2015	101	FV	231,400	0	7,330.	249,600	481,000	481,000	Year End Roll	12/11/2014
2014	101	FV	231,400	0	7,330.	236,800	468,200	468,200	Year End Roll	12/16/2013
2013	101	FV	231,400	0	7,330.	225,200	456,600	456,600		12/13/2012

PRINT

Date	Time
12/10/20	22:41:19

LAST REV

Date	Time
08/29/18	10:52:09
apro	

USER DEFINED

Prior Id # 1:	65253
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8102

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEMARTINO JOSEP	1129-184		7/13/1994		277,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/20/2002	89	Siding	17,850	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
4/13/2009	Entry Denied	197	PATRIOT
2/6/2003	External Ins	PM	Peter M
12/10/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7330		Sq. Ft.	Site		0	70.	0.87	5									447,931						447,900	

Total AC/HA:	0.16827	Total SF/SM:	7330	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	447,931	Spl Credit		Total:	447,900

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18258941
Const Adj.:	0.99989998
Adj $ / SQ:	147.809
Other Features:	95024
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	457837
Depreciation:	85158
Depreciated Total:	372679

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

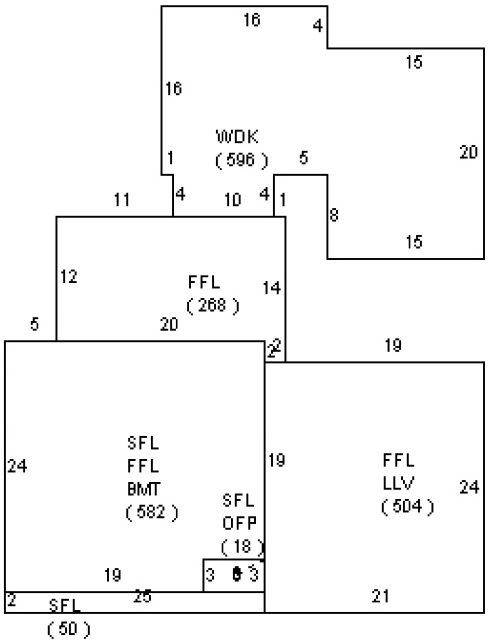
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	147.81
Special Features:	0	Val/Su Net:	101.53
Final Total:	372700	Val/Su SzAd	189.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,354	147.810	200,133
SFL	Second Floor	617	147.810	91,272
WDK	Deck	596	7.680	4,576
BMT	Basement	582	55.870	32,517
LLV	Lower Level	504	66.510	33,523
OFP	Open Porch	18	44.000	792

Net Sketched Area:	3,671			Total:	362,813
Size Ad	1971.4999	Gross Are	3704	FinArea	2204

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 101.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: